

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Meeting Agenda - Final

Wednesday, November 8, 2023

7:00 PM

Village Hall

Planning, Zoning and Adjustment Board

*John Bowers
Tracy Ciucci
Ron Herman
Maureen Martinez
Adam Rabin
Satesh Raju
Jeffrey Robbert*

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS/DELETIONS/REORDERING OF AGENDA

V. APPROVAL OF MINUTES

[PZ-0320](#) JULY 19, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [7.19.23 PZAB Minutes](#)

[PZ-0321](#) JULY 20, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [7.20.23 PZAB Minutes](#)

[PZ-0322](#) AUGUST 16, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [8.16.23 PZAB Minutes](#)

[PZ-0323](#) SEPTEMBER 28, 2023 PLANNING, ZONING AND ADJUSTMENT
BOARD MINUTES

Attachments: [9.28.23 PZAB Minutes](#)

[PZ-0325](#) OCTOBER 18, 2023 PLANNING, ZONING AND ADJUSTMENT BOARD
MINUTES

Attachments: [10.18.23 PZAB Minutes](#)

VI. SWEARING IN OF SPEAKERS

VII. NEW BUSINESS

[PZ-0324](#)

RESOLUTION NO. R2023 – 63 LOTIS 1 MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 2023-0002-MPA] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 1, A MIXED-USE PROJECT, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; REMOVING THE CONDITIONAL USES FOR A CONGREGATE LIVING FACILITY (TYPE 3) AND GENERAL DAYCARE FACILITY, AS APPROVED BY RESOLUTION NUMBER R2020-48; APPROVING AN INCREASE OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS FROM 191 TO 378, AN INCREASE IN THE MEDICAL OFFICE FROM 40,000 TO 50,000 SQUARE FEET, TO DEDICATE A 0.84-ACRE CYPRESS PRESERVE AND RECREATION AREA AS CONSERVATION, TO ADD A PUBLIC DOG PARK, TO MODIFY THE LAKE AND PUBLIC GREENWAY TRACTS, AND TO AMEND CONDITIONS OF APPROVAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [2 Resolution No. R2023-63 Lotis 1 MPA_v2](#)

[2a Exhibit A Legal Description](#)

[2b Exhibit B Master Plan \(MP\) including Phasing, Regulating Plan and Circulation Plan](#)

[3 Staff Report-Lotis 1 MP](#)

[3a Exhibit A Overall Conceptual Site Plan](#)

[3b Exhibit B Master Plan \(MP\) including Phasing, Regulating Plan and Circulation Plan](#)

[3c Exhibit C Market Study Summary and Projected Housing Growth](#)

[3d Exhibit D Wellington's Traffic Consultant Letters](#)

[3e Exhibit E Justification Statement](#)

[Nov PZAB Ad-Lotis I MP](#)

[PZ-0319](#)

RESOLUTION NO. R2023 – 62 LOTIS 2 MASTER PLAN AND
CONDITIONAL USE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2022-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2022-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON 2, TOTALING 52.44 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED-USE PROJECT CONSISTING OF INDOOR/OUTDOOR ENTERTAINMENT WITH 36-HOLE MINIATURE GOLF AND 8,000 SQUARE FEET OF RESTAURANT, EVENT SPACE AND RETAIL, 1,030 SQUARE FEET GENERAL OFFICE, A 18,000 SQUARE FEET DAYCARE FACILITY FOR UP TO 210 CHILDREN, 72 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, 100 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS, 4.24-ACRE DEDICATED CONSERVATION AREA WITH RECREATION AREA, AND 13.21-ACRE OPEN SPACE AND RECREATION AREAS INCLUSIVE OF A LAKE AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC FOR PUBLIC RECREATION LAND DEDICATION; APPROVING A CONDITIONAL USE FOR INDOOR/OUTDOOR ENTERTAINMENT MINIATURE GOLF, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- Attachments:** [Resolution No. R2023-62 Lotis 2 MP-CU](#)
[Resolution No. R2023-62 Exhibit A: Legal Description](#)
[Resolution No. R2023-62 Exhibit B: Master Plan \(MP\) including Regulating and Circulation Plans](#)
[Resolution No. R2023-62 Exhibit C: Project Standards Manual \(PSM\)](#)
[Staff Report-Lotis 2 MP CU](#)
[Staff Report Exhibit A: Survey](#)
[Staff Report Exhibit B: Master Plan \(MP\) including Regulating and Circulation Plans](#)
[Staff Report Exhibit C: Project Standards Manual \(PSM\)](#)
[Staff Report Exhibit D: Overall Conceptual Site Plan \(Lotis 2 Project\)](#)
[Staff Report Exhibit E: Market Study Summary \(MF-SF\)](#)
[Staff Report Exhibit F: Financial Analysis](#)
[Staff Report Exhibit G: Traffic Letters](#)
[Staff Report Exhibit H: Entertainment and Daycare Conceptual Site Plans](#)
[Staff Report Exhibit I: HOA Letter](#)
[Staff Report Exhibit J: MP Justification Statement](#)
[Staff Report Exhibit K: CU Justification Statement](#)
[Nov PZAB Ad-Lotis II MP-CU](#)

VIII. COMMENTS FROM THE PUBLIC

IX. COMMENTS FROM STAFF

X. COMMENTS FROM THE BOARD

XI. ADJOURN

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.